

COMMITTEE AMENDMENT FORM

DATE: 05/12/04

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #03-O-2241

SECTION (S)

RESOLUTION I. D. #04-R-

PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 5/12/04

CONDITIONS FOR Z-03-79

- (1) This property will be developed only with single family dwellings.
- (2) Prior to the issuance of any development permit to this property, the developer shall submit to the City of Atlanta, Department of Watershed Management a storm water management plan which adequately illustrates the manner in which storm water is to be retained on site.

City Council
Atlanta, Georgia

03-0-2241

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-03-79
4-1-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORIGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **220 Adeline Avenue, S.W.** be changed from the **R-5 (Two-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **174** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

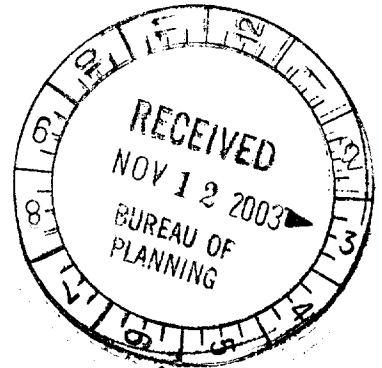
SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-03-79

1. Site plan entitled "Adeline Avenue Master Plan, Fulton County, Georgia" prepared by Pimsler Hoss Architects, Inc., dated January 6, 2004, last revised January 16, 2004 and marked received by the Bureau of Planning January 22, 2004.
2. Provisions for maintaining the common areas, including open space and streets, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.

Z-03-79

Date: 11/10/03
Project: Adeline Avenue Master Plan
Job No: 03237
Application No: -



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 174 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a pin located at the easterly right of way line, at the dead end of Adeline Avenue (having a fifty foot right of way width) and running perpendicular to said right of way line of Adeline Avenue the following course and distance: South 86 degrees 54 minutes 15 seconds West a distance of 337.88 feet to an open top pipe; thence leaving said pipe and running North 02 degrees 05 minutes 52 seconds West a distance of 479.07 feet to an open top pipe; thence running in the direction of the following two (2) courses and distances: North 86 degrees 48 minutes 02 seconds East a distance of 269.00 feet to reinforcing bar found; and North 86 degrees 39 minutes 17 seconds East a distance of 404.88 feet to a calculated point; thence leaving said point and running South 02 degrees 04 minutes 51 seconds West a distance of 483.22 feet to a calculated point; thence leaving said point and running South 86 degrees 54 minutes 15 seconds West a distance of 300.74 feet to the start of the property at the right-of-way.

